

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

LUIS MARCELO VALENCIA, SP 2013-MV-067 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 12.58 ft. from rear lot line. Located at 8492 Brutus Ct., Springfield, 22153, on approx. 9,040 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-3 ((16)) 36. Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 20, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. Staff is recommending approval of this proposal with the adoption of certain conditions and the Board supports those findings.
3. The adjacent homeowner supports the application although he did have concerns about the runoff.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (427 square feet), as shown on the plat prepared by Roddy A. Reyes of ATCS, P.L.C., dated August 6, 2013, as submitted with this application and is not transferable to other land.

3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,310 square feet existing + 3,465 square feet (150%) = 5,775 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. In accordance with State and local provisions, the Applicant shall not discharge surface drainage onto lower lying property (i.e. Lot 35, the adjacent property to the west) at a rate greater than the pre-development rate without an adequate drainage facility.
6. In addition to the requirements of the Public Facilities Manual, the applicant shall connect a series of roof drains/downspouts which shall be directed to the side or front yard to minimize any further additional runoff to the backyard and the adjacent property owner, subject to the approval of the Department of Public Works and Environmental Services.
7. No construction vehicles shall use the pipestem driveway to access the subject property. All access from the right-of-way shall be solely on the applicant's property.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 6-0. Mr. Smith was not present for the vote.

A Copy Teste:

Suzanne Frazier  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 26 day of November, 2013.

Cheryl L. Foddrell  
Notary Public

My commission expires: Sept 30, 2017



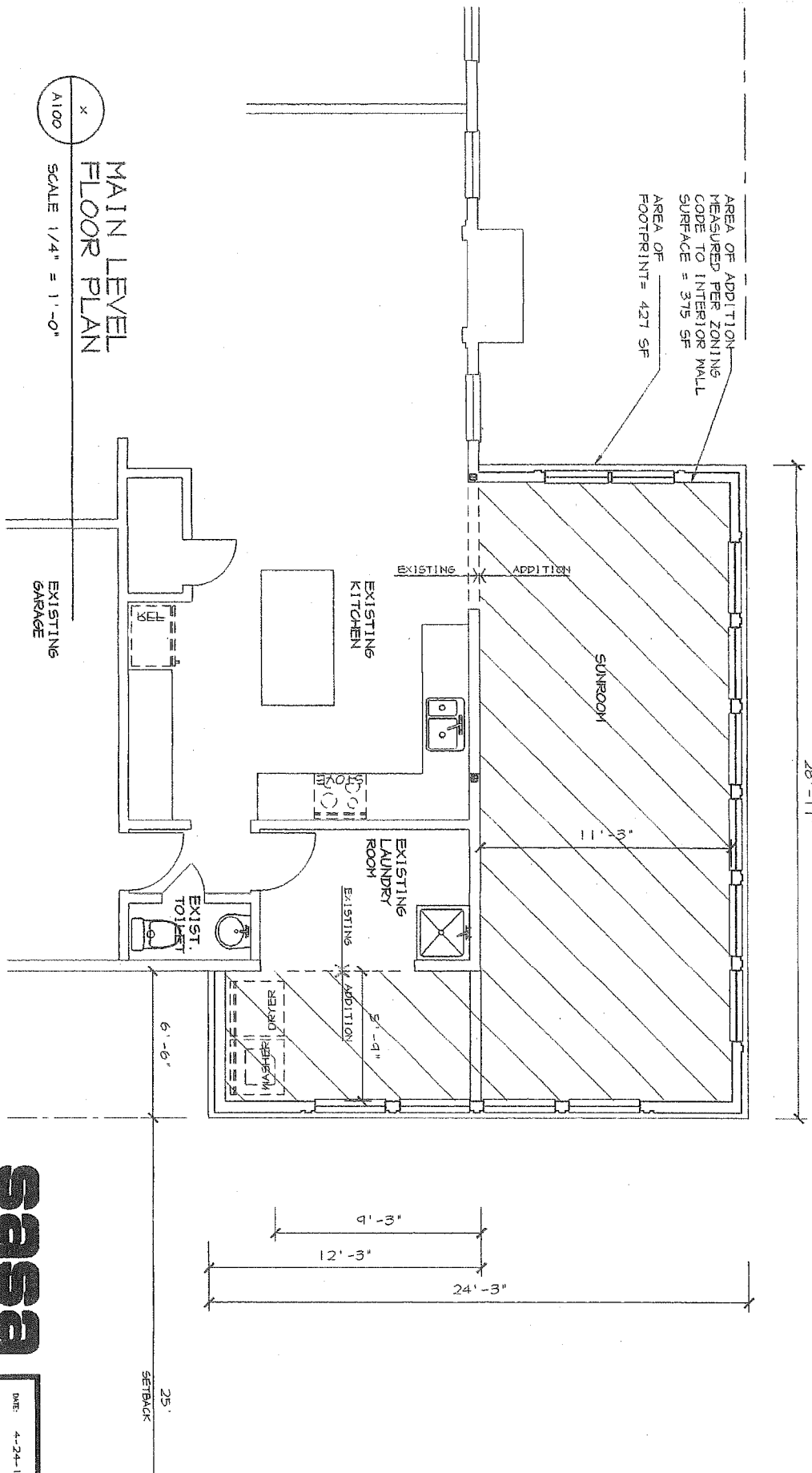
VALENCIA RESIDENCE ADDITION

8492 BRUTUS COURT SPRINGFIELD, VA 22152

MAIN LEVEL  
FLOOR PLAN

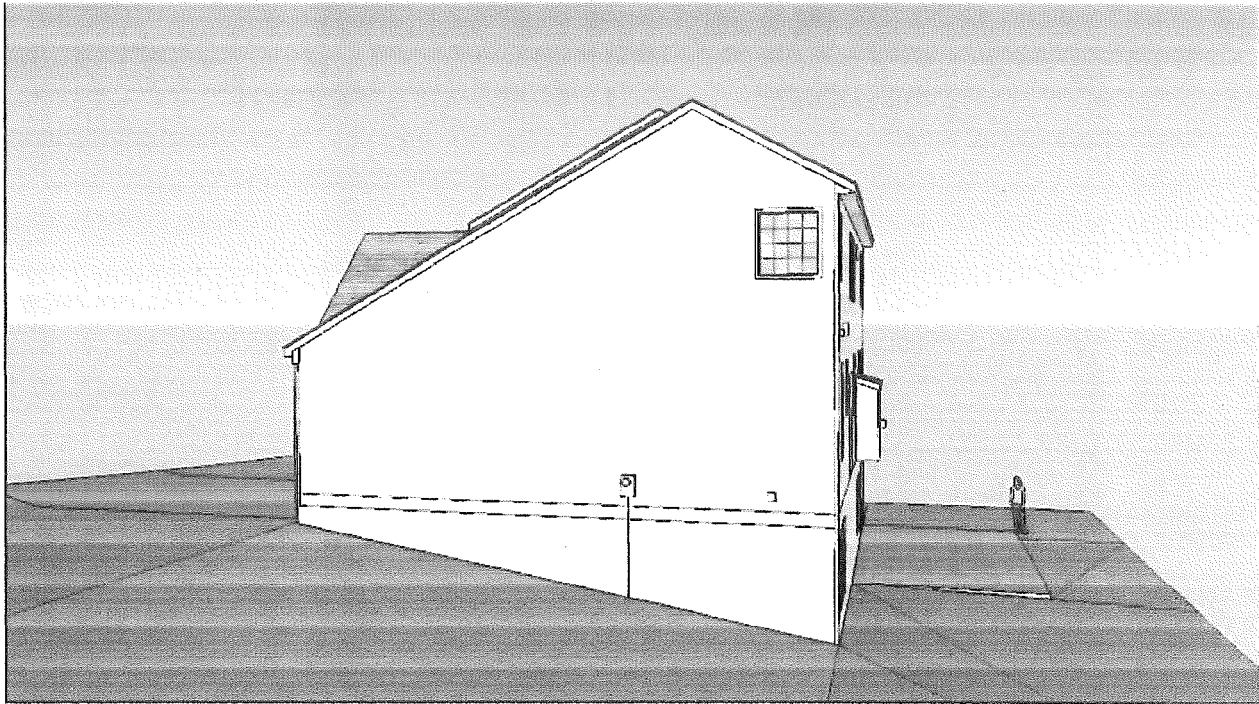
A100

SCALE 1/4" = 1'-0"

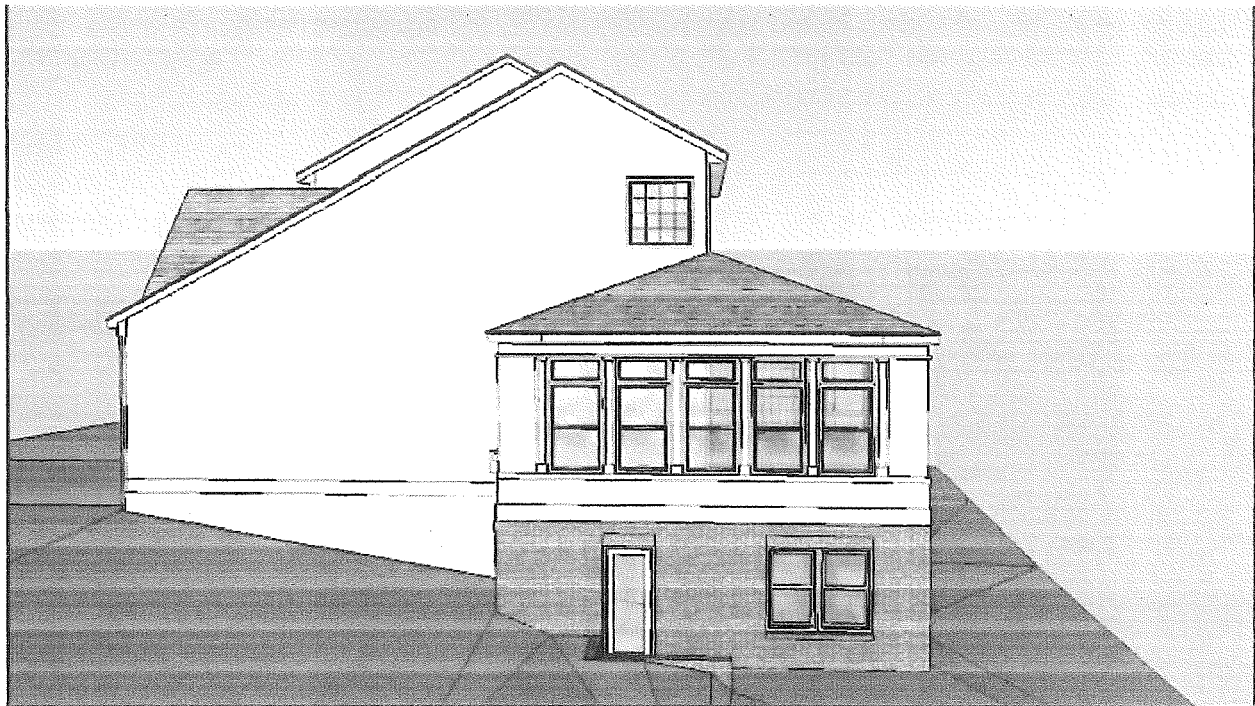


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STEPHEN ALLEN SMITH ARCHITECT PC  
591 KINGSFORD VILLAGE ROAD  
KINGSTON, VIRGINIA 22315  
WWW.SASAPC.COM (703)238-5118

DATE: 4-24-13  
PROJECT: 13055  
SHEET NO:



EXISTING NORTH ELEVATION



PROPOSED ELEVATION

VALENCIA RESIDENCE ADDITION

8492 BRUTUS COURT SPRINGFIELD, VA 22152

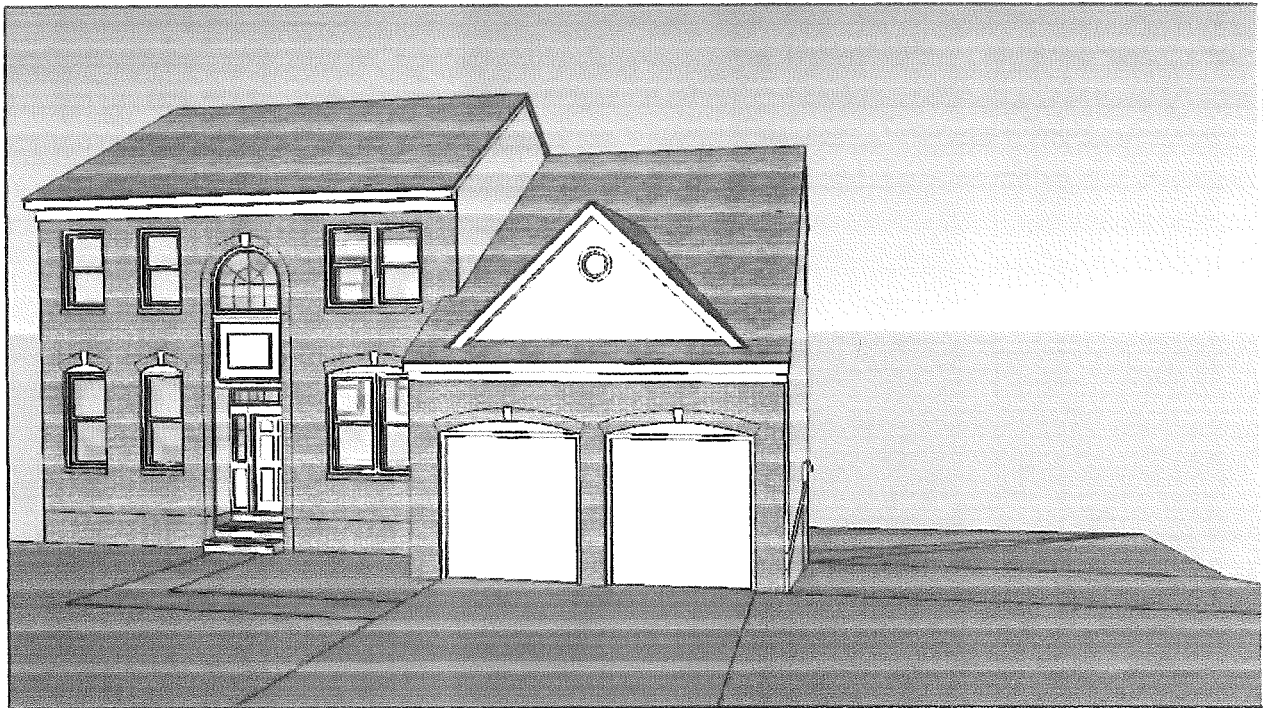
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STEPHEN ALLEN SMITH ARCHITECT PC  
5901 KINGSTOWNE VILLAGE PKWY SUITE 205  
KINGSTOWNE, VIRGINIA 22315  
www.sasapc.com (703)216-9118

DATE: 4-24-13

PROJ: 13055

SHEET NO:



EXISTING EAST ELEVATION



PROPOSED ELEVATION

**VALENCIA RESIDENCE ADDITION**

8492 BRUTUS COURT SPRINGFIELD, VA 22152

**sasa**

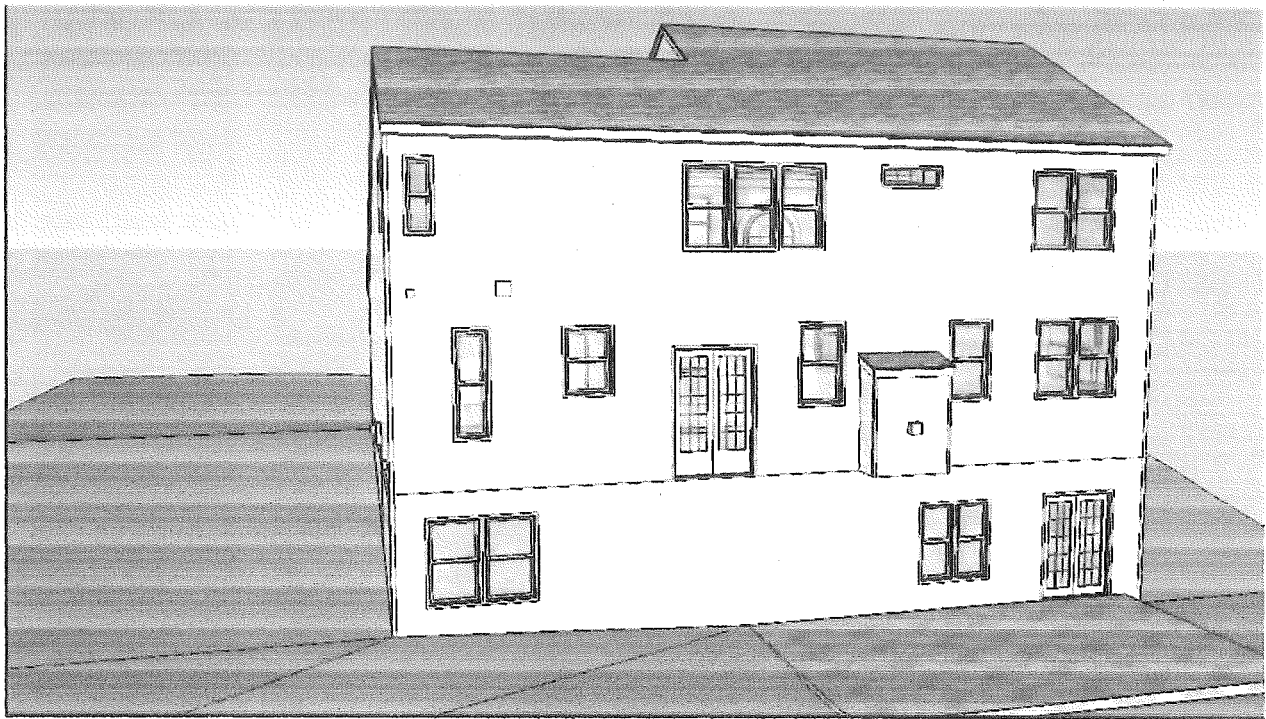
STEPHEN ALLEN SMITH ARCHITECT PC  
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www.sasopc.com (703)216-9118

DATE: 4-24-13

PROJ: 13055

SHEET NO:





EXISTING WEST ELEVATION



PROPOSED ELEVATION

VALENCIA RESIDENCE ADDITION

8492 BRUTUS COURT SPRINGFIELD, VA 22152

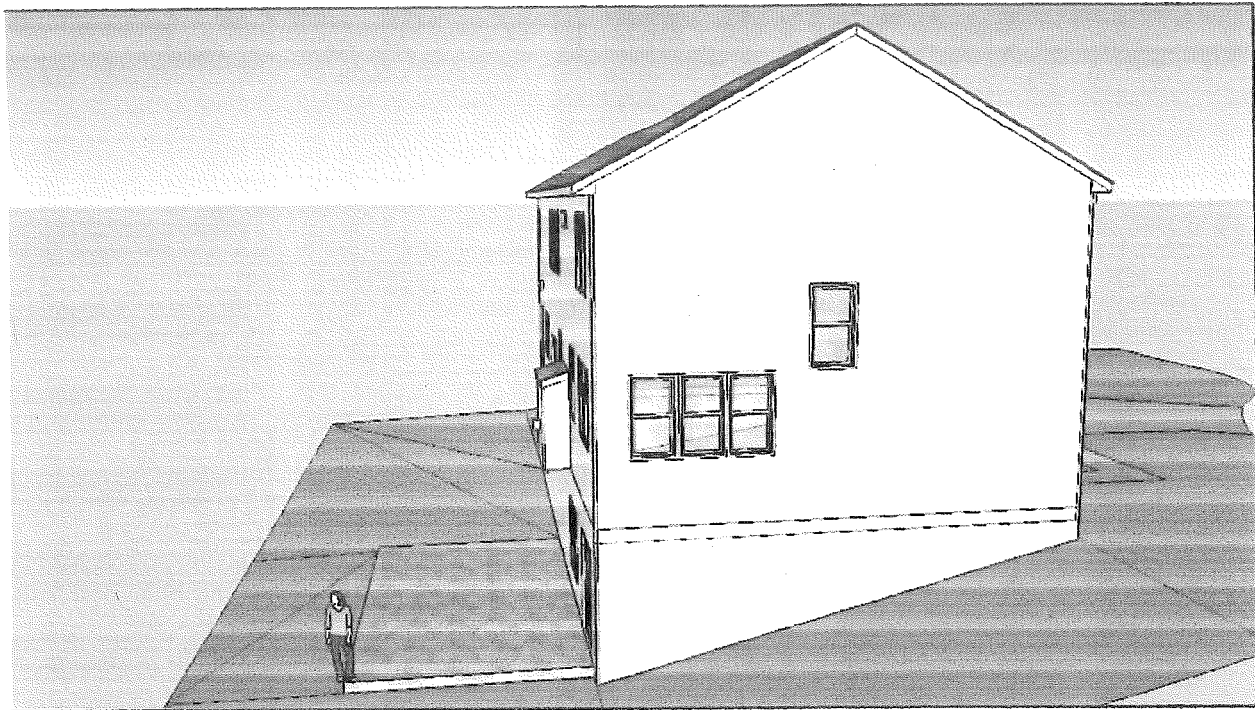
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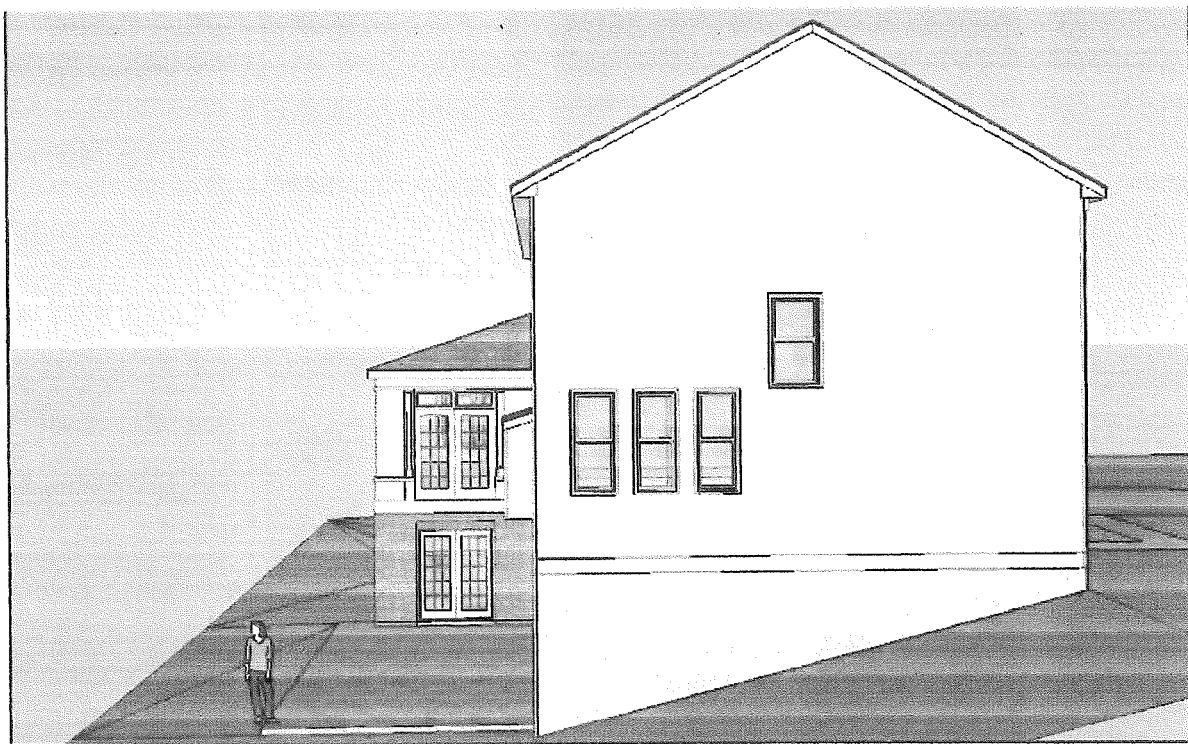
DATE: 4-24-13

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SHEET NO:



EXISTING SOUTH ELEVATION



PROPOSED ELEVATION

**VALENCIA RESIDENCE ADDITION**

8492 BRUTUS COURT SPRINGFIELD, VA 22152

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DATE: 4-24-13

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RECEIVED  
Department of Planning & Zoning  
AUG 12 2013  
Zoning Evaluation Division

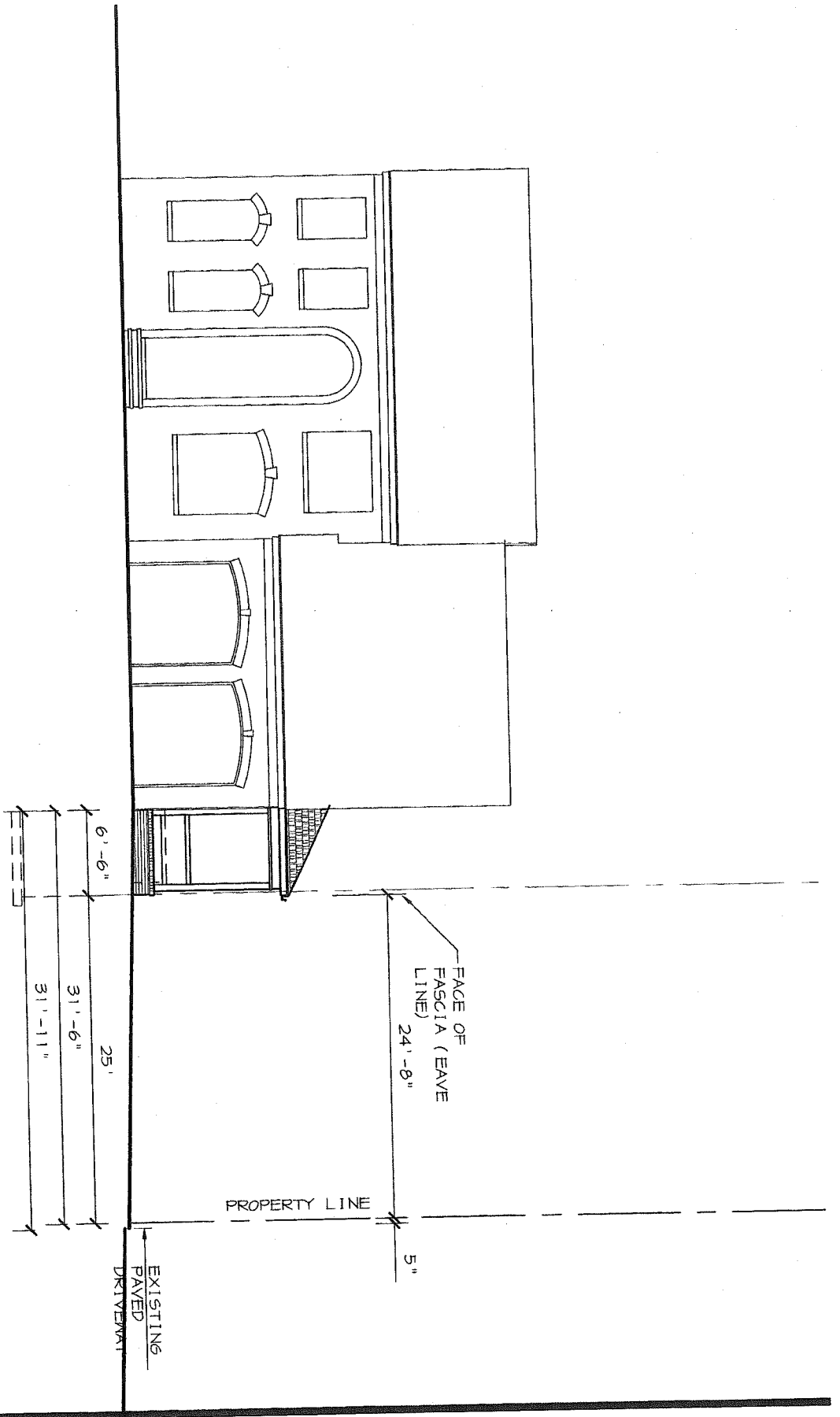
VALENCIA RESIDENCE ADDITION  
6492 BRUTUS COURT SPRINGFIELD, VA 22152

STEPHEN ALLEN SMITH ARCHITECT PC  
701 W. Broad Street, Suite 307  
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**sasapc**

DATE: 7-28-13  
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SHEET NO: -

X  
A300  
EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0"



Zoning Evaluation Division

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VALENCIA RESIDENCE ADDITION  
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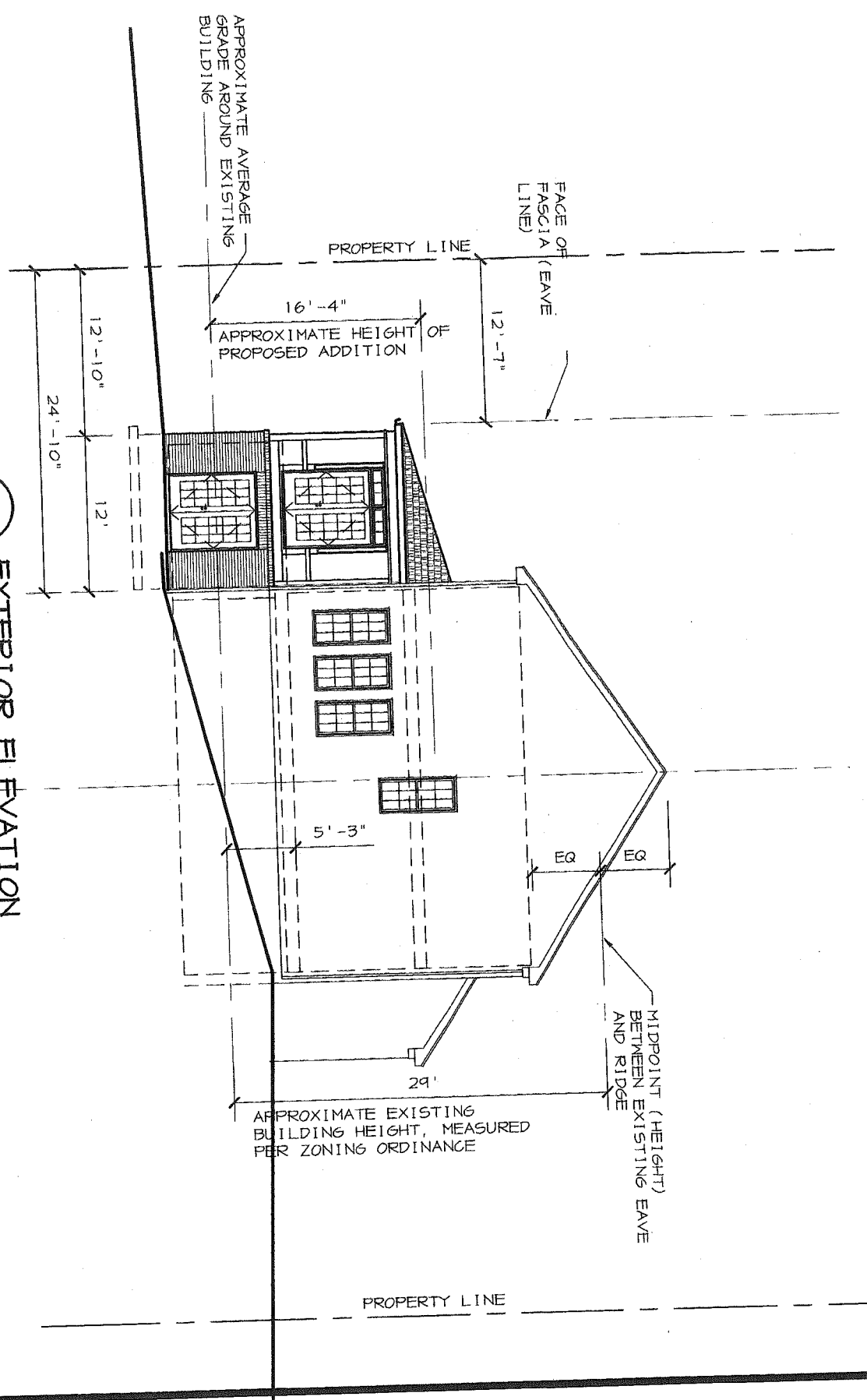
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X  
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EXTERIOR ELEVATION



Zoning Evaluation Division

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VALENCIA RESIDENCE ADDITION  
6482 BRUTUS COURT SPRINGFIELD, VA 22152

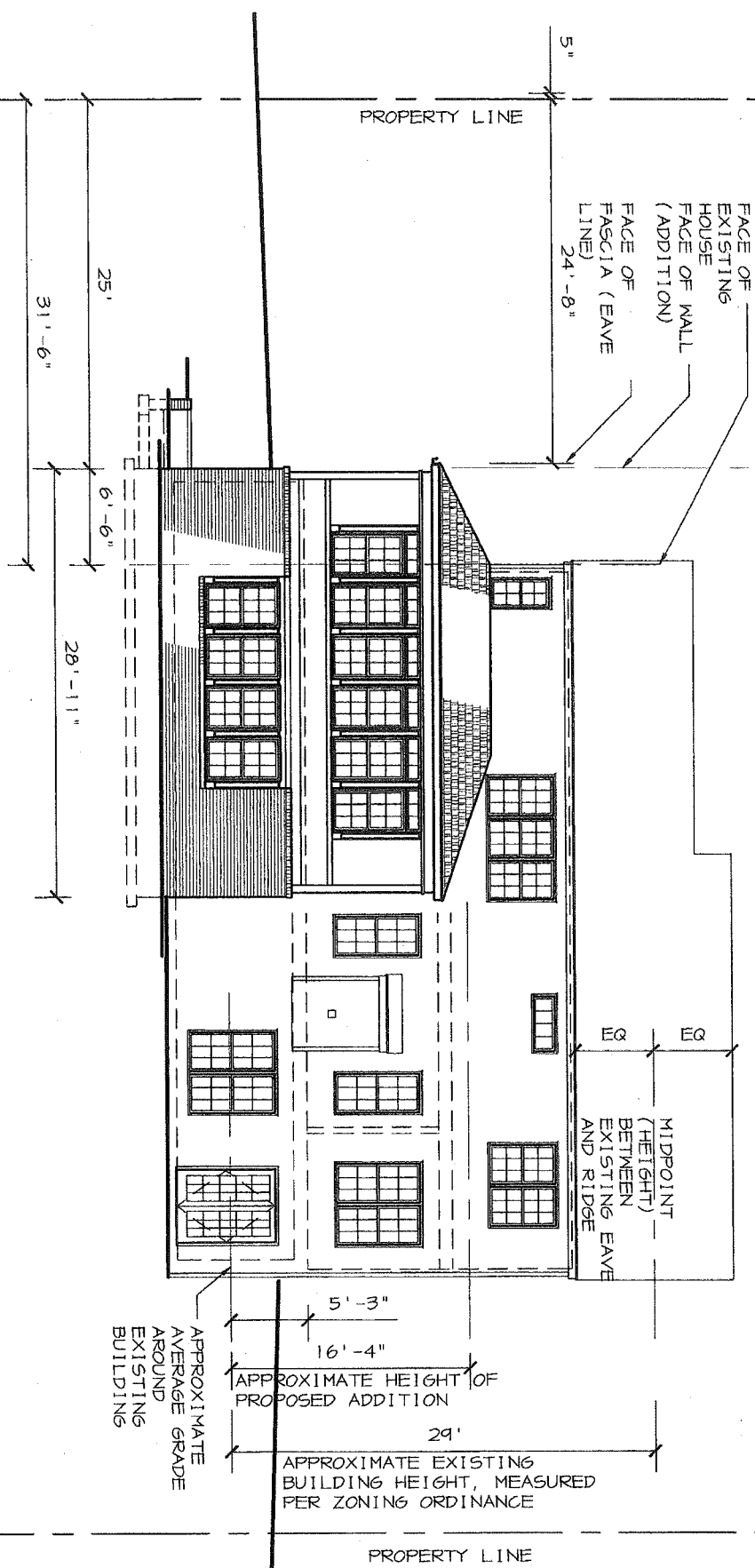
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EXTERIOR ELEVATION

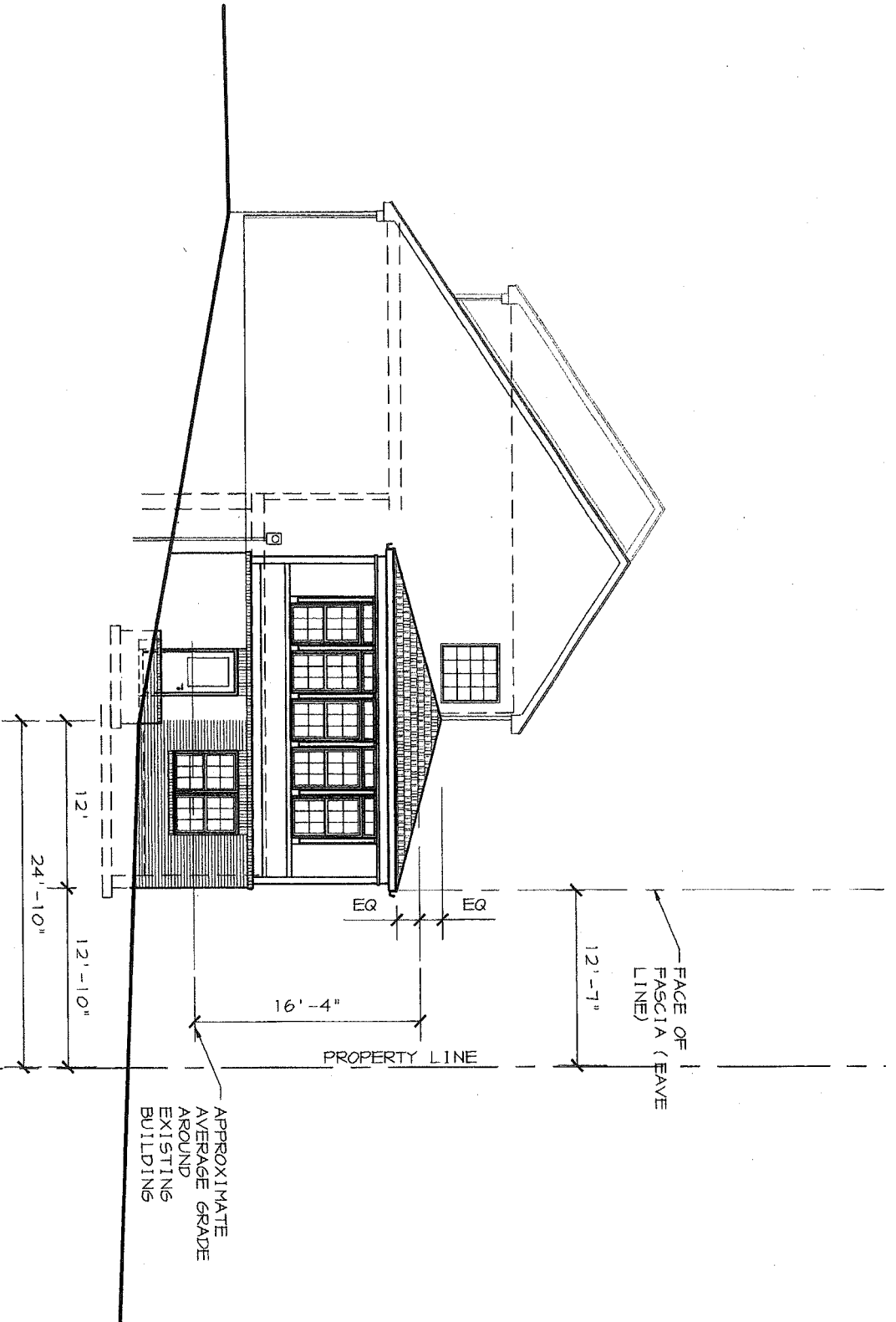
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X  
A300

# EXTERIOR ELEVATION

SCALE 3/32" = 1'-0"



VALENCIA RESIDENCE ADDITION  
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